

**CITY OF CEDARBURG
PLAN COMMISSION
November 13, 2024**

A regular meeting of the Plan Commission of the City of Cedarburg was held on Wednesday, November 13, 2024, at Cedarburg City Hall, W63 N645 Washington Avenue, upper level, Council Chambers, and online via the Zoom app. The meeting was called to order at 5:30 p.m. by Mayor Patricia Thome.

Roll Call - Mayor Patricia Thome, Adam Voltz, Jack Arnett, Sig Strautmanis, Council Member James Fitzpatrick, Sherry Bublitz

Excused- Jon Scholz

Also Present - City Planner Mary Censky, City Administrator Mikko Hilvo, Administrative Assistant Theresa Hanaman

STATEMENT OF PUBLIC NOTICE

Administrative Secretary Hanaman confirmed that the agenda for the meeting had been posted and distributed in compliance with the Wisconsin Open Meetings Law.

APPROVAL OF MINUTES - None

COMMENTS AND SUGGESTIONS FROM CITIZENS

Terry King - W63 N762 Sheboygan Road, Cedarburg, WI

PUBLIC HEARINGS - NONE

REVIEW AND DISCUSSION ON MATTERS RELATED TO THE COMPREHENSIVE PLAN UPDATE

Planner Censky reviewed the changes made in Chapter 2 - Housing relating to the preliminary and final housing reports and the chapter text review. The Smart Growth Area Map has been updated to reflect a total of 12 sites. Planner Censky reviewed Smart Growth Areas one through five, the sites south of Bridge Road.

When discussing the Housing and Residential Development issues from the Housing Element, Commissioner Strautmanis confirmed any new homes or developments would need to be more reflective of Cedarburg's unique and historic character as to architectural themes and neighborhood designs. This can be accomplished through a Planned Unit Development (PUD) and should be reiterated in the Comprehensive Plan/Smart Growth plan. Commissioner Bublitz agreed to the

connectivity of potential new neighborhoods with adequate park and open space access with multimodal routes to the city's central business district which could include the extension of the interurban bike trail. Commissioner Voltz spoke in favor of smaller homes at 1200 sq. ft.

Specifically, Planner Censky and Plan Commissioners discussed topics in Chapter 2 - Housing Element such as the Housing Demand, Population Trends, Housing Trends, and the Housing Development Environment. Included in the discussion were the Housing and Residential Development Issues, Goals Objectives, and Policies.

Planner Censky brought to attention the Cedar Creek Walk and asked the Plan Commission if it should be part of the Land Use Plan. Plan Commissioners agreed the walkway should be added.

Public Comment

Terry King - W63 N762 Sheboygan Road, Cedarburg, WI
Bob Slaasted – N86 W6146 Willowbrooke Avenue, Cedarburg, WI
Beth Harvey – W62 N77 Sheboygan Road, Cedarburg, WI
Cathy Czech – N119 W5835 James Circle, Cedarburg, WI
Tom Czech – N119 W5835 James Circle, Cedarburg, WI
Julie Roberts – 1578 Fox Hollow Lane, Cedarburg, WI

No action was taken by the Commission.

COMMENTS AND ANNOUNCEMENTS BY PLAN COMMISSIONERS

Commissioner Arnett reiterated that residents could send an email to the City Clerk with any questions or concerns for Plan Commissioners.

MAYOR'S ANNOUNCEMENTS

Mayor Thome will be welcoming Santa Claus at the Cedarburg Tree Lighting event on December 2, 2024, at 7:00 PM and appointed Commissioner Arnett as Vice Chair to start the Plan Commission meeting until the Mayor can get there. An official Vice Chair will be nominated at the January 6, 2024 Plan Commission meeting.

ADJOURNMENT

A motion was made by Commissioner Arnett, seconded by Commissioner Voltz to adjourn the meeting at 8:22 p.m. The motion carried without a negative vote, with Commissioner Scholz excused.

Theresa Hanaman
Administrative Assistant